



# 744/746 Sutherland Avenue Kelowna British Columbia

\$1,299,000

Exceptional package, 2 homes in the heart of Kelowna - Investment, multi-family or holding property. Prime location, excellent income potential. Close to the hospital, downtown, transit, schools, parks & shopping. The main home was renovated in 2016 all while keeping the warmth and character of its original era. 3 bedrooms, 2 bathrooms, laminate flooring, custom millwork with lockers at front entry, South facing fenced front yard and porch for the kids and pets. Very private backyard with courtyard, play area and shed. H/E furnace, water heater & A/C all new in 2016 for main home, gutters & soffits replaced in 2022. Separate and completely private from the main home is the gorgeous custom-built furnished carriage house (built 2018) with functional open layout offering 2 bedrooms, 2 bathrooms. Skylights, gas range, stainless steel appliances, quartz countertops, gas fireplace, work desk. A short walk to the beach, all downtown amenities, and groceries makes this property an ideal urban location. Both suites are tenant occupied. Please view iGuide 3D tour before booking any showings. Square footage is shown adding both homes. (id:6769)

- |                                |                             |
|--------------------------------|-----------------------------|
| Primary Bedroom 11'10" x 14'6" | 3pc Bathroom 5'0" x 10'0"   |
| Living room 11'10" x 15'0"     | Kitchen 16'5" x 14'10"      |
| Kitchen 13'9" x 9'10"          | Living room 12'9" x 12'6"   |
| Dining room 17'3" x 11'11"     | Primary Bedroom 13' x 10'6" |
| Bedroom 11'10" x 9'7"          | Bedroom 10'6" x 12'8"       |
| Bedroom 9'0" x 9'3"            | Full bathroom 5' x 11'9"    |
| 4pc Bathroom 9'11" x 6'2"      | Full bathroom 5'7" x 7'8"   |

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

<http://www.cecileguilbault.com/>



**Royal**

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